



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 291 Wallabout Street Site

February 2025

BCP Site C224416
291 Wallabout Street
Brooklyn
NY 11206

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **291 Wallabout Realty LLC (“Applicant”)**
Site Name: **291 Wallabout Street (“Site”)**
Site Address: **291 Wallabout Street, Brooklyn, NY 11206**
Site County: **Kings**
Site Number: **C224416**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The

flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at
<https://dec.ny.gov/search?text=technical+assistance+grants>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The primary contaminants of concern at the site are metals and volatile organic compounds (VOCs) in soil; VOCs in groundwater, and petroleum VOCs and chlorinated VOCs (CVOCs) in soil vapor. To further characterize the impacts to the site's subsurface, a supplemental remedial investigation will be conducted in February 2025 in accordance with a work plan to be approved by NYSDEC. During ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols and management of investigation derived waste as detailed in the Remedial Investigation Work Plan approved by NYSDEC and available in the document repositories. Additional details are provided in Section 4.

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Although the Site is located in an Environmental Justice Area, there is no need to translate into another language.

For additional information visit: <https://statisticalatlas.com/tract/New-York/Kings-County/050700/Race-and-Ethnicity>

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

The 0.11 acre "Site" consists of one tax parcel (3-2250-46) with an address of 291 Wallabout Street, Brooklyn, NY.

Section	Block	Lot	Official Address	Acreage
3	2250	46	291 Wallabout Street	0.11

The Site is located to the north of Wallabout Street between Throop Avenue and Harrison Avenue. Adjacent properties include:

Direction	Adjoining Property	Surrounding Properties
North	Residential apartment building.	Residential apartment buildings and warehouses.
South	Residential apartment building.	Residential apartment buildings, Hebrew school and parking lots.
East	Wallabout Street beyond which there are residential apartment buildings.	Residential apartment buildings and parking lots.
West	Warehouse/manufacturing building.	Intermediate School 318.

History of Site Use, Investigation, and Cleanup

The Site was developed by 1918 with a warehouse labeled as “Wheelwright” on the 1918 Sanborn Fire Insurance Map. The Site remained relatively unchanged until the late 1940s, when the building became occupied by “John Koerners Sons, Inc. Truck Body Building” and woodworking. These operations extended north to the southern side of Walton Street. The Site remained relatively unchanged until the mid-1980s, when the property appeared vacant and remained developed with the warehouse. The 2014, 2017, and 2020 City Directories indicate that the Site was occupied by “AZ Plastic.” The Site is currently vacant and developed with a one-story garage encompassing the entire Site footprint.

A Phase I Environmental Site Assessment (ESA) report was completed in July 2021 and a Phase II Environmental Investigation (Phase II) was completed in June 2024 by Haley & Aldrich of New York. Based on the results of the previous investigations the primary contaminants of concern for the Site are metals and VOCS in soil; VOCs in groundwater; and chlorinated VOCs and petroleum-VOCs in soil vapor. A draft Remedial Investigation Work Plan (RIWP) has been submitted to the NYSDEC.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York’s Brownfield Cleanup

Program as a volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a “qualitative exposure assessment,” a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for unrestricted purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health

(NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan (SMP).

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Meghan Medwid

Project Manager
NYSDEC (Remedial Bureau B)
Division of Environmental Remediation
625 Broadway 12th Floor
Albany, NY 12233
518-402-8610
Email: meghan.medwid@dec.ny.gov

Thomas V. Panzone

Public Participation Specialist
Division of Communication, Education
and Engagement
NYSDEC – Region 2
47-40 21st Street
Long Island City, NY 11101
Thomas.panzone@dec.ny.gov
718-482-4953

New York State Department of Health (NYSDOH):

Megan Rivera

Project Manager
Bureau of Environmental Exposure
Investigation
NYSDOH
Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
Email: beei@health.ny.gov

NYSDEC InfoTracker

<http://gisservices.dec.ny.gov/gis/dil>

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Brooklyn Public Library – Bushwick Branch

340 Bushwick Avenue
Brooklyn, NY 11206
Attn: Marc Waldron – Managing Librarian
Phone: 718-602-1348

Stephen Chesler, Chairperson
Environmental Protection Committee
Phone: 718-389-0009
Email: bk01@cb.nyc.gov

<u>Days of week</u>	<u>Open hours</u>
Monday	10 AM - 6 PM
Tuesday	1 PM - 8 PM
Wednesday	10 AM - 6 PM
Thursday	10 AM - 8 PM
Friday	10 AM - 6 PM
Saturday	10 PM - 5 PM
Sunday	Closed

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
Attn: Ms. Johana Pulgarin, District Manager
Dealice Fuller, Chairperson

Appendix B - Site Contact List

Local Government and Elected Officials:

Mayor Eric Adams
NYC Mayor
City Hall
New York, NY 10007

David Gold, Esq.
Commissioner
NYC Department of City Planning
120 Broadway 31st Floor
New York, NY 10271

Hon. Antonio Reynoso
Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201

Hon. Brad Lander
NYC Comptroller
1 Centre Street Room 517
New York, NY 10007

Hon. Jumaane D. Williams
Public Advocate
1 Centre Street 15th Floor North
New York, NY 10007

Rohit Aggarwala
Commissioner, NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Shaminder Chawla, Acting Director
NYC Office of Environmental Remediation
100 Gold Street - 2nd Floor
New York, NY 10038

Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

Hon. Nancy T. Sunshine
Kings County Clerk
360 Adams Street, Room 189
Brooklyn, NY 11201

New York City Municipal Water Finance Authority
Philip Wasserman - Executive Director
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
NYC Department of Environmental Protection
Alfonso L. Carney, Jr., Chairperson
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Hon. Lincoln Restler
NYC Councilmember
410 Atlantic Avenue
Brooklyn, NY 11217

Hon. Maritza Davila
NYS Assemblymember
673 Hart Street Unit C2
Brooklyn, NY 11221

Hon. Julia Salazaar
NYS Senator
212 Evergreen Avenue
Brooklyn, NY 11221

Hon. Nydia Velazquez
U.S. House of Representatives
266 Broadway, Suite 201
Brooklyn, NY 11211

Owners, Residents, Occupants:

Cheskel Schwimmer
291 Wallabout Realty LLC
59 Montrose Avenue
Brooklyn, NY 11206

Adjacent Properties:

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
Wallabout 295 Group LLC	Not Available	Multi-Family Elevator Buildings	297 Wallabout Street, Brooklyn, NY 11206	670 Myrtle Avenue, Suite 388, Brooklyn, NY 11205
Not Available	Not Available	Multi-Family Elevator Buildings	376 Wallabout Street, Brooklyn, NY 11206	Not Available
Joel Rubinfeld	Not Available	Vacant Land	289 Wallabout Street, Brooklyn, NY 11206	Not Available
Walton Palace LLC	Not Available	Multi-Family Walk-Up Buildings	92 Walton Street, Brooklyn, NY 11206	100A Broadway, Suite 199, Brooklyn, NY 11249
HOO Corp	Blossom Rosenwasser	Industrial & Manufacturing	94 Walton Street, Brooklyn, NY 11206	C/O Rosenwasser, 200 Hewes Street, Brooklyn, NY 11211

Local News and Media:

The Brooklyn Daily Eagle
195 Montague Street, Suite 1414
Brooklyn, NY 11201

Spectrum 1 News
75 Ninth Avenue
New York, NY 10011

New York Post
1211 Avenue of the Americas
New York, NY 10036

New York Daily News
PO Box 7180
New York, NY 10008

Courier-Life Publications
Schneps Media
15 Metrotech Center
Brooklyn, NY 11201

The Brooklyn Papers
15 Metrotech Center
Brooklyn, NY 11201

School or Day Care Located Proximal to the Site:

The following schools or day care facilities are located within ½-mile radius to the Site:

Beginning with Children Charter School 2 - Elementary School
President/Executive Director/Principal
<https://bwccs2.org/>
718-302-7700
215 Heyward Street
Brooklyn, NY 11206

Success Academy Charter School - Bed-Stuy Middle School
President/Executive Director/Principal
718-635-3296
<https://www.successacademies.org/school/bed-stuy-middle-school/>
70 Tompkins Ave 2nd Floor,
Brooklyn, NY 11206

Success Academy Charter School - High School of the Liberal Arts-Brooklyn
President/Executive Director/Principal
<https://www.successacademies.org/school/hsla-brooklyn/>
718-635-3294
70 Tompkins Ave 2nd Floor,
Brooklyn, NY 11206

PS 380 John Wayne Elementary School
President/Executive Director/Principal
<https://www.ps380brooklyn.com/>
718-388-0607
370 Marcy Avenue
Brooklyn, NY 11206

K71 Juan Morel Campos Secondary School
President/Executive Director/Principal

<https://www.juanmorelcampos.com/>
718-302-7900
215 Heyward Street
Brooklyn, NY 11206

I.S. 318 Eugenio Maria De Hostos
President/Executive Director/Principal
<https://insideschools.org/school/14K318>
718-782-0589
101 Walton Street
Brooklyn, NY 11206

BWCCS2 Middle School
President/Executive Director/Principal
<https://bwccs2.org/middle-overview/>
[718-599-2924](tel:7185992924)
11 Bartlett Street
Brooklyn, NY 11206

The Baby Place Preschool
President/Executive Director/Principal
<https://thebabyplayplace.com/>
347-987-4905/332-777-1880
25 Boerum Street, Ste 7S
Brooklyn, NY 11206

P.S. 257 John F. Hylan School
President/Executive Director/Principal
<https://www.magnetschool257.org/contact-us>
718-384-7128
60 Cook Street
Brooklyn, NY 11206

United Academy
President/Executive Director/Principal
<https://insideschools.org/school/14KBKI>
718-935-9848
60 Harrison Avenue
Brooklyn, NY 11206

P.S. 297 - The Stockton Community School
President/Executive Director/Principal
<https://www.ps297k.com/>
718-388-4581
700 Park Avenue
Brooklyn, NY 11206

Kiddies Daycare NY
President/Executive Director/Principal
(929) 647-2644
58 Union Ave #1A
Brooklyn, NY 11206

Torres Day Care Daycare
President/Executive Director/Principal
(551) 313-9446
50 Manhattan Ave apt 5d
Brooklyn, NY 11206

4 Future Generations Daycare
President/Executive Director/Principal
(917) 737-5947
744 Park Ave #12b
Brooklyn, NY 11206

NYCHA Marcy Houses
President/Executive Director/Principal
chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/<https://www.nyc.gov/assets/nycha/downloads/pdf/Marcy.pdf>
DAY CARE CENTER
Day Care Center
494 Marcy Avenue
Brooklyn, NY 11206

New York City Housing Authority's Tompkins Day Care Center
President/Executive Director/Principal
chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/<https://www.nyc.gov/assets/nycha/downloads/pdf/Tompkins.pdf>
730 Park Ave,
Brooklyn, NY 11206

Kirindy Family Daycare & Wonderschool
President/Executive Director/Principal
(917) 933-8840
534 Flushing Ave #4B
Brooklyn, NY 11206

Bedford Harrison Day Care Center
President/Executive Director/Principal
(718) 387-8837
60 Harrison Ave
Brooklyn, NY 11211

UTA Satmar Boy's School
President/Executive Director/Principal
(718) 963-9260
110 Throop Ave,
Brooklyn, NY 11206

PS 141K
President/Executive Director/Principal
(718) 388-4800
<https://www.p141k.org/sitecontacts.html>
370 Marcy Avenue
Brooklyn, NY 11206

PS 250 George H. Lindsay School
President/Executive Director/Principal
<https://www.ps250k.com/>
718-384-0890
108 Montrose Ave
Brooklyn, NY 11206

Whipple Learning Cove
President/Executive Director/Principal
48 Whipple St Apt 1f,
Brooklyn, NY 11206
(718) 218-5994

PS 380 John Wayne Elementary School
President/Executive Director/Principal
<https://www.ps380brooklyn.com/>
718-388-0607
370 Marcy Avenue
Brooklyn, NY 11206

BWCCS2 Middle School
President/Executive Director/Principal
<https://bwccs2.org/middle-overview/>
[718-599-2924](tel:7185992924)
11 Bartlett Street
Brooklyn, NY 11206

P.S. 373 - Brooklyn Transition Center
President/Executive Director/Principal
<https://www.p373kbtc.org/>
718-782-6800
185 Ellery Street
Brooklyn, NY 11206

Uncommon Williamsburg Elementary School
President/Executive Director/Principal
<https://nyc.uncommonschools.org/williamsburg-elementary/>
718-489-0940
140 Montrose Avenue
Brooklyn, NY 11206

Young Women's Leadership School of Brooklyn
President/Executive Director/Principal
<https://www.tywsbrooklyn.org/contact-us>
718-387-5641
325 Bushwick Avenue
Brooklyn, NY 11206

The Baby Play Place Preschool
President/Executive Director/Principal
[\(347\) 987-4905](tel:3479874905)
25 Boerum St STE 7S
Brooklyn, NY 11206

Tender Tots ChildCare, Preschool & Programs
President/Executive Director/Principal
(718) 298-3944
810 Flushing Ave
Brooklyn, NY 11206

Teodora Rodriguez Group Family Day Care Daycare
President/Executive Director/Principal
(908) 495-7245
130 Moore St apt 4d,4 floor
Brooklyn, NY 11206

Nuestros Ninos Child Development Center
President/Executive Director/Principal
(718) 963-1555
384 S 4th St
Brooklyn, NY 11211

Yve's Daycare
President/Executive Director/Principal
(551) 239-8524
130 Humboldt St apt 3H
Brooklyn, NY 11206

Rosaura M Tavarez Group Family Day Care Daycare
President/Executive Director/Principal
(908) 495-6815
212 Throop Ave apt 10h
Brooklyn, NY 11206

Luminous Early Childhood Learning Center
President/Executive Director/Principal
<https://luminouschildcare.org/locations/fayette-st-daycare-brooklyn-ny/>
718-298-3944
810 Flushing Ave
Brooklyn, NY 11206

Kiddieland Center
President/Executive Director/Principal
(718) 302-7530
869 Myrtle Ave
Brooklyn, NY 11206

Beautiful Garden Family Daycare LLC
President/Executive Director/Principal
(347) 489-0905
71 Nostrand Ave #5C
Brooklyn, NY 11206

Stagg Street Center for Children
President/Executive Director/Principal
<https://insideschools.org/school/14KBLU>
718-388-1395
77 Stagg St
Brooklyn, NY 11206

NYCHA Sumner Houses Day Care Center
President/Executive Director/Principal
chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/<https://www.nyc.gov/assets/nycha/downloads/pdf/Sumner.pdf>
860 Park Avenue
Brooklyn, NY 11206

Community, Civic, Religious and Other Environmental Organizations:

Johari Jenkins-Taylor
Director of Brooklyn Regional and Community Affairs
Consolidated Edison Corporate Affairs
30 Flatbush Avenue
Brooklyn, NY 11217

President Rosa Ortiz
90th Police Precinct Council
211 Union Avenue
Brooklyn, NY 11211

Battalion 35 Engine 216 Ladder 108
FDNY
187 Union Avenue
Brooklyn, NY 11211

New York City Housing Authority Borinquen Plaza
Senior Center

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80 Seigel St,
Brooklyn, NY 11206

All Saints Roman Catholic Church
115 Throop Avenue
Brooklyn, NY 11206

NYCHA Marcy Houses
chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Marcy.pdf
Community Center
492 Marcy Avenue
Brooklyn, NY 11206

NYCHA Tompkins Houses
chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Tompkins.pdf
Community Center
736 Park Avenue
Brooklyn, NY 11206

Community United Brethren in Christ
115 Throop Ave,
Brooklyn, NY 11206

Iglesia De Dios Pentecostal Fuente De Vida Inc.
147 Walton St,
Brooklyn, NY 11206

Church of God Divine Outreach Inc
124 Manhattan Ave,
Brooklyn, NY 11206

Pentecostal Church El Eden
105 Montrose Ave
Brooklyn, NY 11206

Summit Church NYC
108 Manhattan Ave
Brooklyn, NY 11206

Central Brooklyn Spanish SDA Church
130 Boerum St
Brooklyn, NY 11206
Bethel Baptist Mission
85 Montrose Ave
Brooklyn, NY 11206

Iglesia Pentecostal El Buen Pastor Inc.
93 Moore St
Brooklyn, NY 11206

La Iglesia De Dios Inc.
108 Manhattan Ave
Brooklyn, NY 11206

Iglesia Pentecostal Nazaret Nazareth Pentecostal Church
88 Manhattan Ave
Brooklyn, NY 11206

Iglesia Cristiana Fuego Santo Inc.
47 Debevoise St
Brooklyn, NY 11206

Lee Gardens Shul
2 Lorimer St
Brooklyn, NY 11206

Cong. Tarnigrod
21 Throop Ave
Brooklyn, NY 11206

Bais Menachem Tzvi Wallabout
242 Wallabout St
Brooklyn, NY 11206

Satmar -Throop Shul
52 Bartlett St
Brooklyn, NY 11206

Congregation Sheima Shlomo D'Kozove
198 Middleton St
Brooklyn, NY 11206

Krula Beis Medrash
127 Wallabout St
Brooklyn, NY 11206
Congregation Beis Yakov
95 Harrison Ave
Brooklyn, NY 11206

Cong. Shaar Hatfilah Ruzle
133 Gerry St
Brooklyn, NY 11206

Rivnitz
62 Throop Ave
Brooklyn, NY 11206

Cong Ahavas Shulem
237 Lee Ave,
Brooklyn, NY 11206

Divrei Yoel Satmar
161 Harrison Ave,
Brooklyn, NY 11206

Kovetz Al Yad
274 Wallabout St
Brooklyn, NY 11206

Khal Chuna Duvid
66 Middleton St
Brooklyn, NY 11206

Cong. Lantzut לנצוט
565 Flushing Ave
Brooklyn, NY 11206

בית המדרש באלחוב
446 Marcy Ave
Brooklyn, NY 11206

בית הכנסת אור החיים (יואלי לאנדא)
321 Wallabout St,
Brooklyn, NY 11206

Graham Avenue Business Improvement District
80 Graham Ave # 2A,
Brooklyn, NY 11206
<http://grahamavenuebid.org/>
Alberto Valentin – Executive Director
info@grahamavenuebid.org

NYCHA Marcy Houses,
chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Marcy.pdf
Development Management Office
648 Park Avenue
Brooklyn, NY 11206

NYCHA Tompkins Houses
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Development Management Office
105 Tompkins Avenue
Brooklyn, NY 11206

NYCHA Bushwick Houses
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Development Management Office
372 Bushwick Avenue
Brooklyn, NY 11206

NYCHA Bushwick Houses
chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Bushwick.pdf
Community Center
50 Humboldt Street
Brooklyn, NY 11206

Most Holy Trinity - St. Mary Roman Catholic Church
138 Montrose Ave
Brooklyn, NY 11206

Community United Brethren in Christ
115 Throop Ave,
Brooklyn, NY 11206

Pentecostal Church of God
165 Humboldt St
Brooklyn, NY 11206

Little Zion Baptist Church
98 Scholes St,
Brooklyn, NY 11206

Fountain Christian Center
11 Marcus Garvey Blvd
Brooklyn, NY 11206

Transfiguration Roman Catholic Church
263 Marcy Ave
Brooklyn, NY 11211

Greater St. Stephen United Church Of God
874 Myrtle Ave
Brooklyn, NY 11206

Pentecostal Church of Jesus Christ of Brooklyn (IPJ Brooklyn)
21 Marcus Garvey Blvd
Brooklyn, NY 11206

Greater Free Gift Baptist Church
146 Stockton St,
Brooklyn, NY 11206

New Testament Church of God
904 Myrtle Ave
Brooklyn, NY 11206

CONG MEOR HATORAH WILLIAMSBURG SHUL INC
18 Warsoff Pl
Brooklyn, NY 11205

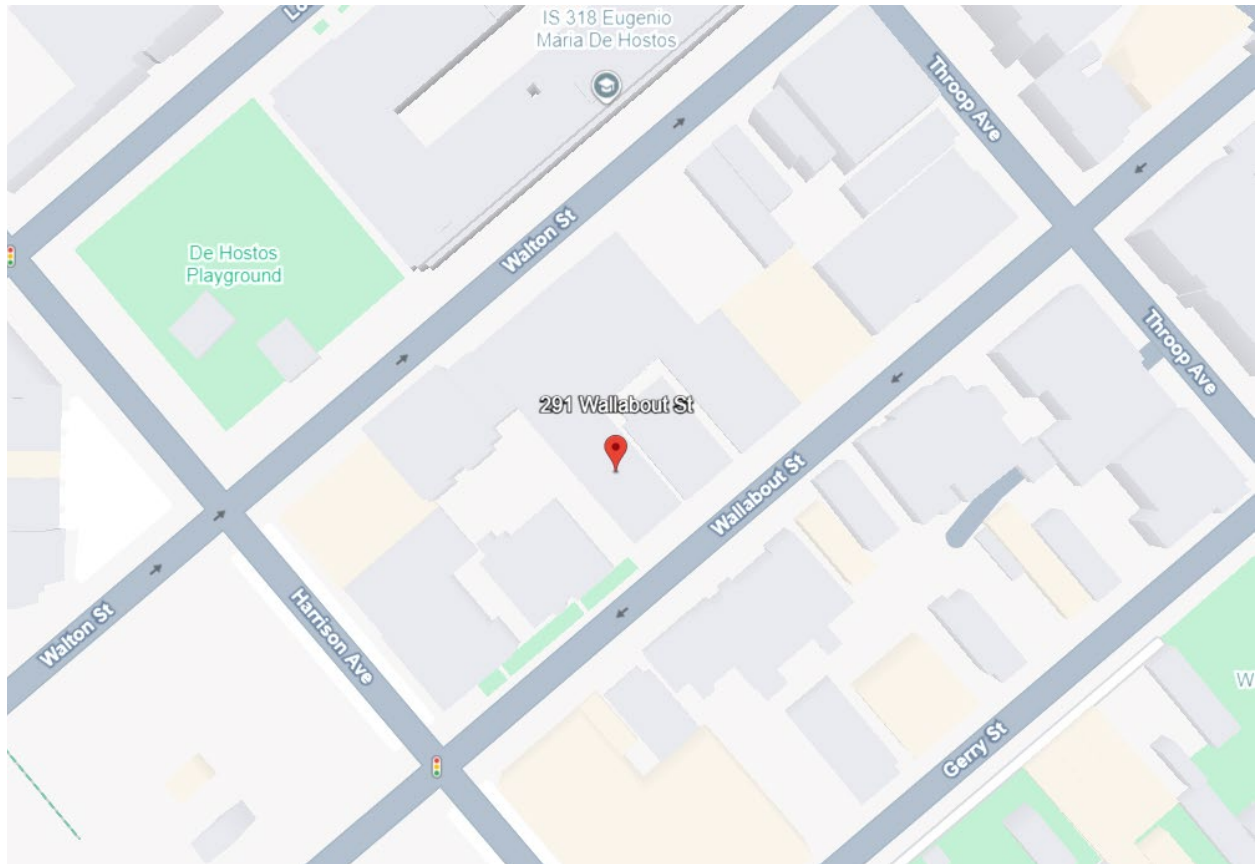
Satmar Seagate Shtiebel of Williamsburg
326 Marcy Ave
Brooklyn, NY 11211

Cong Shefa Chaim Sanz of Williamsburg
20 Harrison Ave
Brooklyn, NY 11211

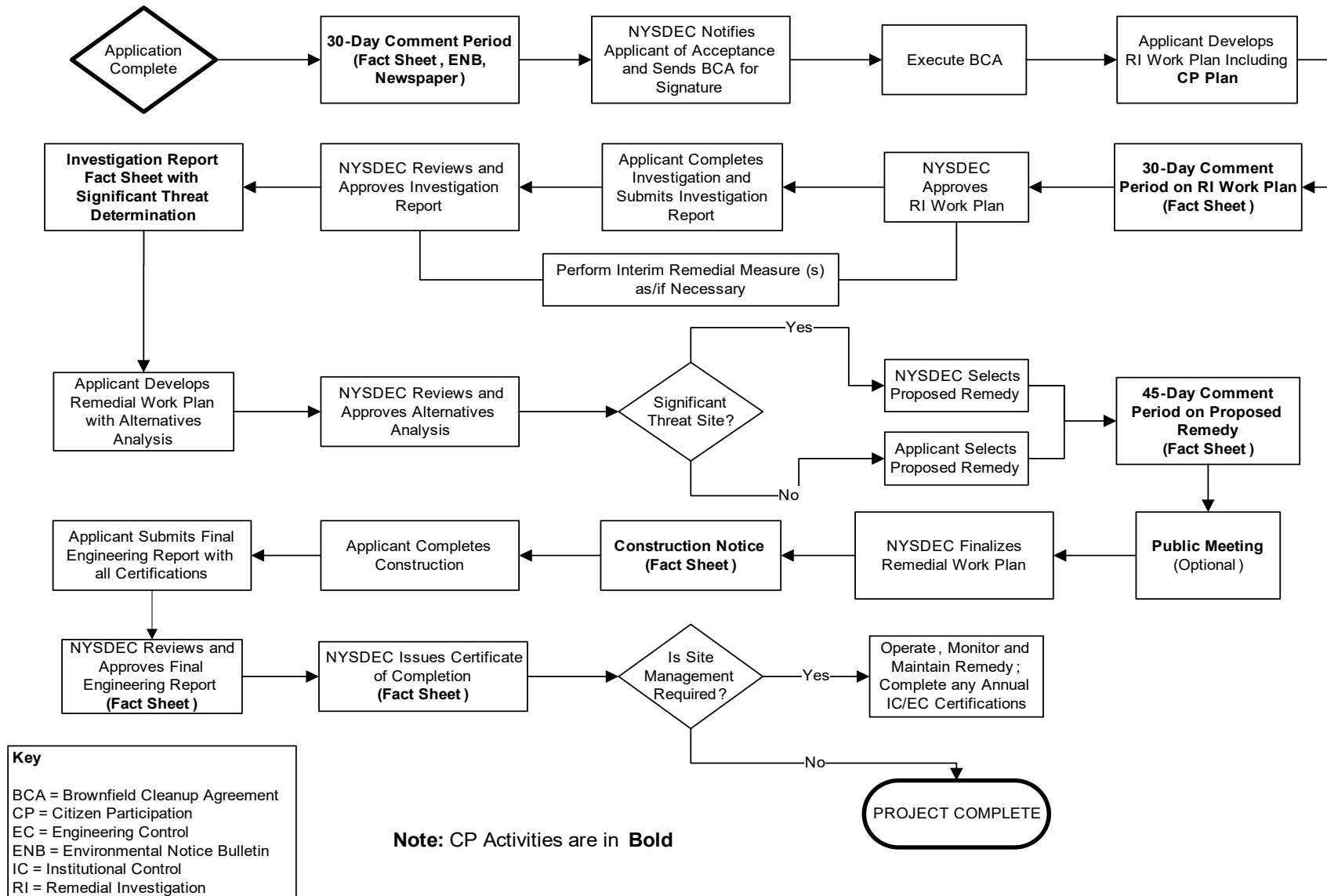
Cascade Shul
553 Marcy Ave
Brooklyn, NY 11206

Cong. Anshei Breslov
204 Lee Ave
Brooklyn, NY 11206

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

Remedial Programs
Scoping Sheet for Major Issues of Public Concern (see instructions)

Site Name: 291 Wallabout Street

Site Number: C224416

Site Address and County: 291 Wallabout Street, Brooklyn, NY 11206

Remedial Party(ies): 291 Wallabout Realty LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

Based on analytical results of the Phase II performed at the Site in June 2024, the primary contaminants of concern at the Site are metals and VOCS in soil; VOCs in groundwater; and chlorinated VOCs and petroleum- VOCs in soil vapor.

How were these issues and/or information needs identified?

These issues were identified through the previous subsurface investigation results.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

N/A

How were these information needs identified?

N/A

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

The anticipated schedule for the proposed RI is winter of 2025. The Site is privately owned and vacant. All remedial actions will be in accordance with applicable regulations and contingent on NYSDEC and NYSDOH approvals of the aforementioned work plan. Additional communications will be made to the public as necessary.

How were these issues and/or information needs identified?

These issues were identified through review of the project schedule, site background and contaminants of concern.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

☒ **Residential** ☐ **Agricultural** ☐ **Recreational** ☒ **Commercial** ☐ **Industrial**

b. Residential type around site:

☒ **Urban** ☐ **Suburban** ☐ **Rural**

c. Population density around site:

☒ **High** ☐ **Medium** ☐ **Low**

d. Water supply of nearby residences:

☒ **Public** ☐ **Private Wells** ☐ **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

☐ **Yes** ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?

☐ **Yes** ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

☒ **Yes** ☐ **No**

h. Special considerations:

☐ **Language** ☐ **Age** ☐ **Transportation** ☐ **Other**

Explain any marked categories in **h**:

The Site is an Environmental Justice Area. No need to translate future fact sheets in another language.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☐ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

☒ **Business/Commercial Interests:** [Click here to enter text.](#)

☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)

☐ **Indian Nation:** [Click here to enter text.](#)

☒ **Citizens/Community Group(s):** [Click here to enter text.](#)

☐ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

☐ **Civic Group(s):** [Click here to enter text.](#)

☐ **Recreational Group(s):** [Click here to enter text.](#)

☐ **Other(s):** [Click here to enter text.](#)

Prepared/Updated By: Matthew Forshay

Date: 2/5/25

Reviewed/Approved By: Zhan Shu

Date: 2/6/25